

2009/3336/INVALID

(W)

Begum, Lily

From: Andy Watters [Andy@rowlanddesign.co.uk]
Sent: 17 August 2009 12:19
To: Env DC Mail - PF
Cc: Peytonskipwith@aol.com; joanna@fitzeley.demon.co.uk
Subject: Incomplete planning application

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 17 AUG 2009

FAO. Customer Support Team

APPLICATION REFERENCE NUMBER – 2009/3336/INVALID – dated 4th August 2009

In reference to the aforementioned letter and the incomplete nature of our application, please note the following responses in relation to 'Lifetime Homes' standards and the 16 No. points itemized:-

Point 1. CAR PARKING WIDTH

There is no parking space(s) within the plot boundary.

Point 2. ACCESS FROM CAR PARKING

Not relevant for reasons noted in POINT 1 above.

Point 3. APPROACH GRADIENTS

The approach from the pavement(s) via the entrance gate(s) are 'as existing' and involve existing gradients and steps down from street level. The Ground Floors of both 37 and 38 Willow Cottages are approached via existing steps up to the front entrance doors. The Ground Floors of both buildings are above the level of the front gardens as there is a Lower Ground Floor level.

It would not be possible or indeed practical to introduce gradients of 1:12/1:15 or 1:20 leading to the front doors of either building. In any case, both buildings date from the 1860's and are Grade II listed.

Point 4. ENTRANCES

The Front Entrance doors (Upper Ground Floor levels) and thresholds are 'as existing.' The internal ground floor levels are approximately 200mm above the level of the external entrance step. The existing Lower Ground Floor level is approximately 170mm above the external ground level. Additionally, the existing rear entrance thresholds are approximately 200mm above external ground level.

The building frontage is Grade II Listed and for this reason it would not be acceptable to introduce a new architectural element in the shape of a new entrance canopy over the front doors.

Point 5. COMMUNAL STAIRS AND LIFTS

Not relevant to these buildings.

Point 6. DOORWAYS AND HALLWAYS

Apart from 1 No. external door (rear) – all doors and hallways are existing openings. The new external door can be made to have an opening width of minimum 750mm, as noted in the 'criterion' and subject to Listed Building Consent.

Point 7. WHEELCHAIR ACCESSIBILITY

Due to the nature and age of the building, together with its external approaches, level variables and Grade II Listing; any wheelchair access would be impossible.

Point 8. LIVING ROOM

This is an existing space. Not relevant to this application.

Point 9. ENTRANCE LEVEL BEDSPACE

Due to the nature and age of the building, combined with its Grade II Listed status, this would not be a practical solution.

Point 10. ENTRANCE LEVEL WC AND SHOWER DRAINAGE

Due to the existing nature of the approach to the building and its varying levels, together with the existing minimal door widths, there would not be any practical wheelchair access to the buildings and consequently the provision of accessible WC and/or shower would not be a practical proposal.

Point 11. BATHROOM AND WC WALLS

I confirm that the new WC to No. 38 Willow Cottages will have some form of wall reinforcement between 300mm and 1500mm from floor level for possible future handrail supports.

Point 12. STAIR LIFT / THROUGH-FLOOR LIFT

Not a practical consideration given the nature of this existing building and its inherent dimensional restrictions.

Point 13. TRACKING HOIST ROUTE

Not relevant to the works within this proposal.

Point 14. BATHROOM LAYOUT

No works to bathrooms within this proposal.

Point 15. WINDOW SPECIFICATION

Windows are 'as existing.' There are no proposals to introduce new windows within this proposal.

Point 16. CONTROLS, FIXTURES AND FITTINGS

Generally, all controls, fixtures and fittings are 'as existing.' I confirm that any new items within this category will be considered for installation between 450mm and 1200mm from floor levels, where there is no visual conflict with adjacent items in this category and subject to Listed Building Consent.

I hope that the above information meets with your approval. Please do email or telephone if any aspect needs further explanation or more detailed information.

I look forward to your reply.

Kind regards

Andy Watters
Project Designer


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